

# Property Tax Trends & Amendment A

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Manish N. Bhatt, Senior Policy Analyst

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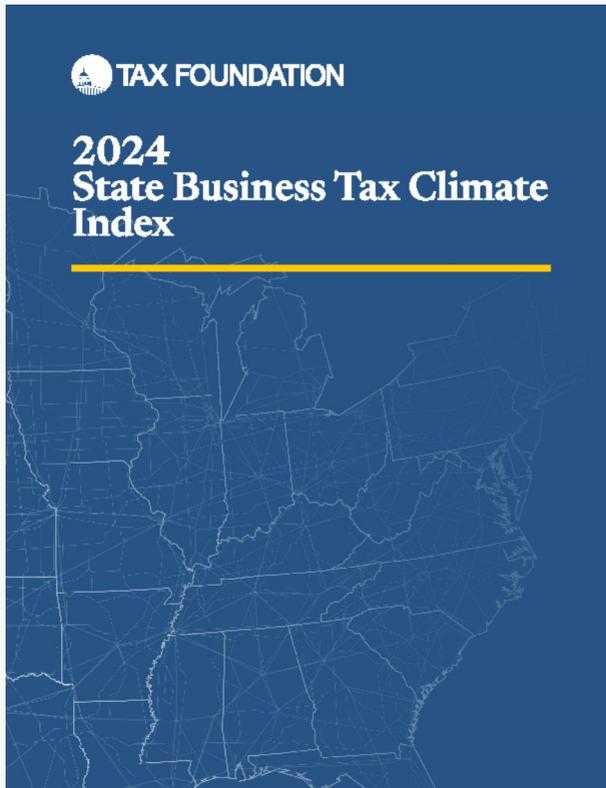
# Tax Foundation

**Mission:** To improve lives through tax policies that lead to greater economic growth and opportunity.

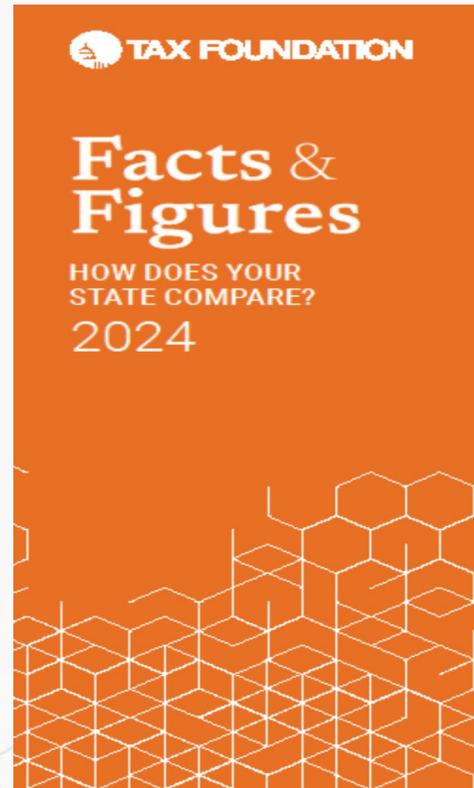
## **Principles of Sound Tax Policy:**

1. Simplicity
2. Transparency
3. Neutrality
4. Stability

# Data Rich and Practical Publications



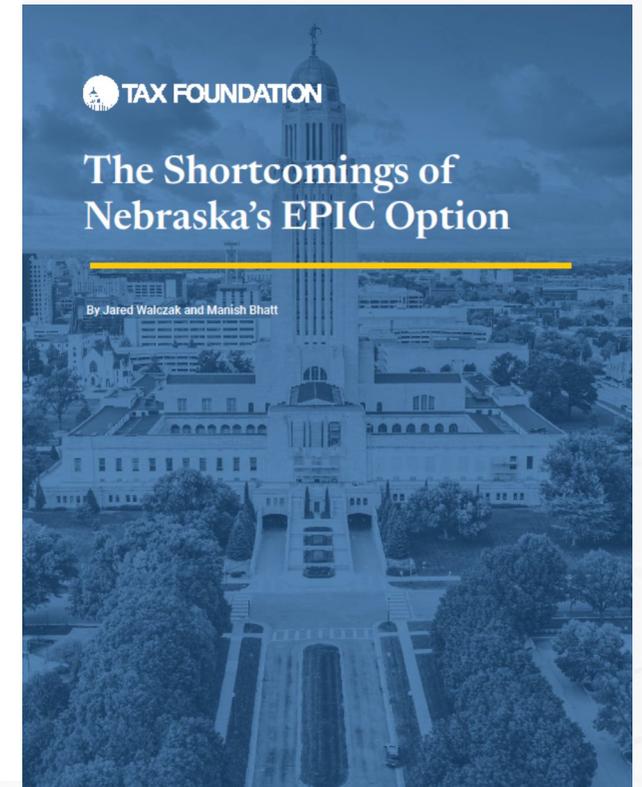
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# State Migration Trends

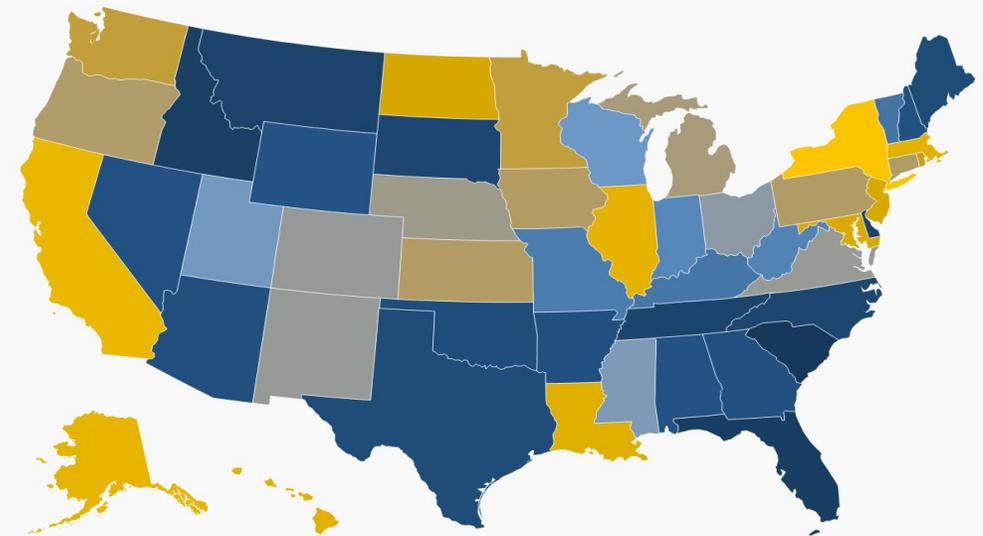
Net Gain of income tax filers in 26 states (led by FL, TX, NC, TN, and SC)

Net Loss of income tax filers in 24 states and D.C. (led by CA, NY, IL, MA, and NJ)

[Interactive Link](#)

## State Population Changes Attributable to Interstate Migration, 2021-2022

Net Gain/Loss of Residents as a Share of 2021 State Population



Note: Tax Foundation calculations.  
Source: IRS, SOI Tax Stats; Census Bureau state population estimates for 2021.

Map: Andrey Yushkov

# County Migration Trends

4 TX counties in the top 10 net gain of income tax filers (Collin, Montgomery, Denton, Williamson)

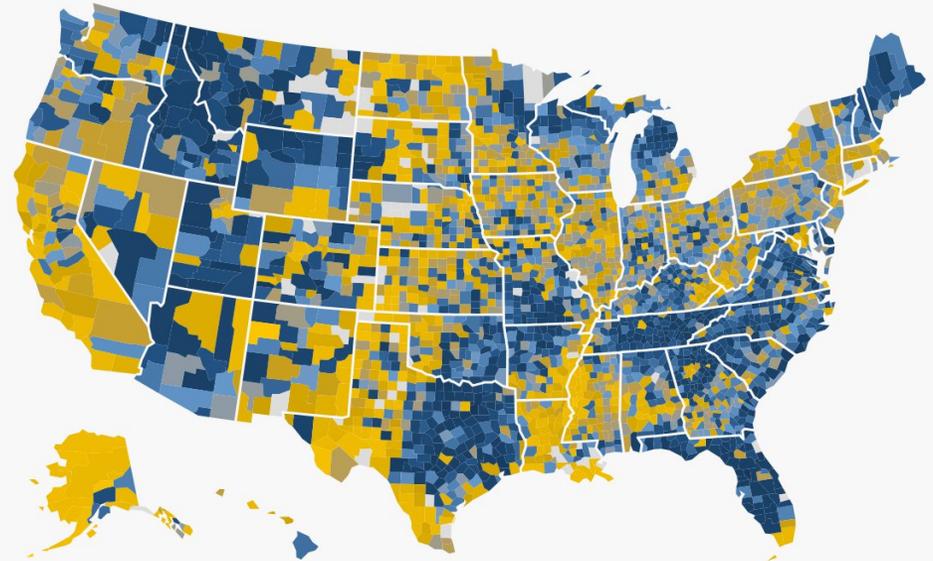
4 CA counties in the top 10 net loss of income tax filers (LA, Orange, Santa Clara, Alameda)

Across the board gains in AGI and income tax filers in FL and TN, virtually none in any parish in LA

[Interactive Link](#)

## County-Level Migration in 2021-2022

Net Gain/Loss of Residents as a Share of 2021 County Population



Note: Tax Foundation calculations using IRS and Census data.  
Source: IRS, SOI Tax Stats.

Map: Andrey Yushkov



# The Property Tax

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A Good Tax that is Misunderstood and Maligned



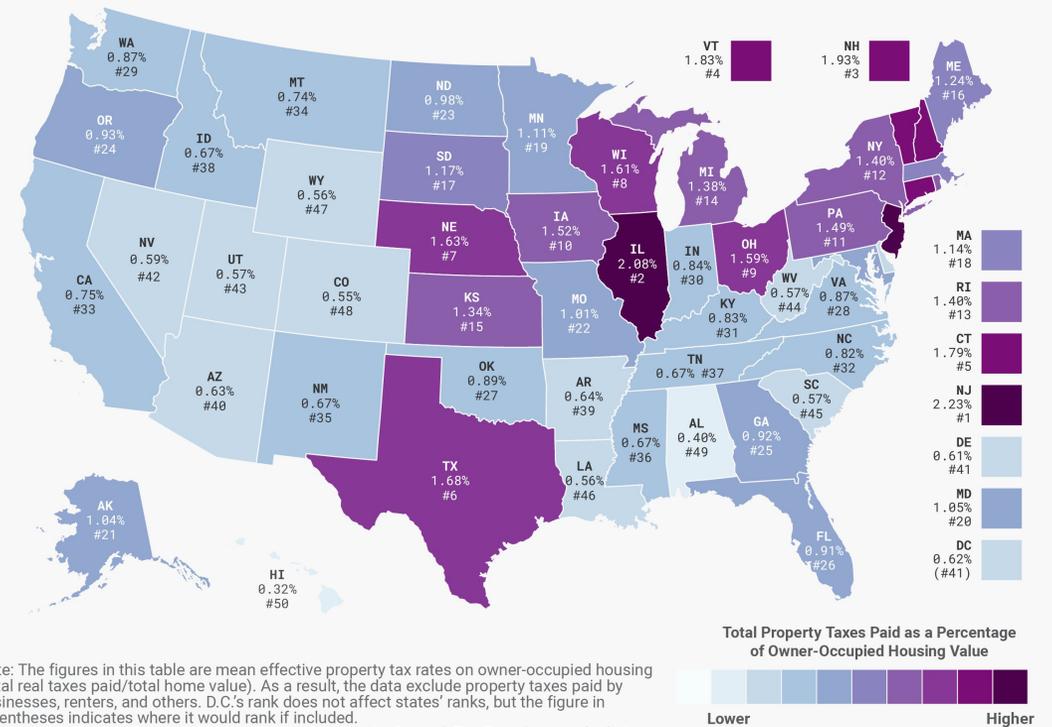


# Property Tax Trends

1. Property taxes make up 72% of local tax revenue.
2. Nationally, housing values  $\uparrow$  40% (in some places, much more).
3. People are paying more (median property tax bill  $\uparrow$  14.3%).
4. In 2022, in real terms, property tax collections  $\downarrow$  5.5% (compared to 2019).
5. People are paying more, and government is collecting less. Why? Answer: inflation.

## How High Are Property Taxes in Your State?

Property Taxes Paid as a Percentage of Owner-Occupied Housing Value, 2021



# Eliminating the Property Tax

Florida (a proposal in the Florida legislature to study the matter)

Nebraska (EPIC ballot initiative)

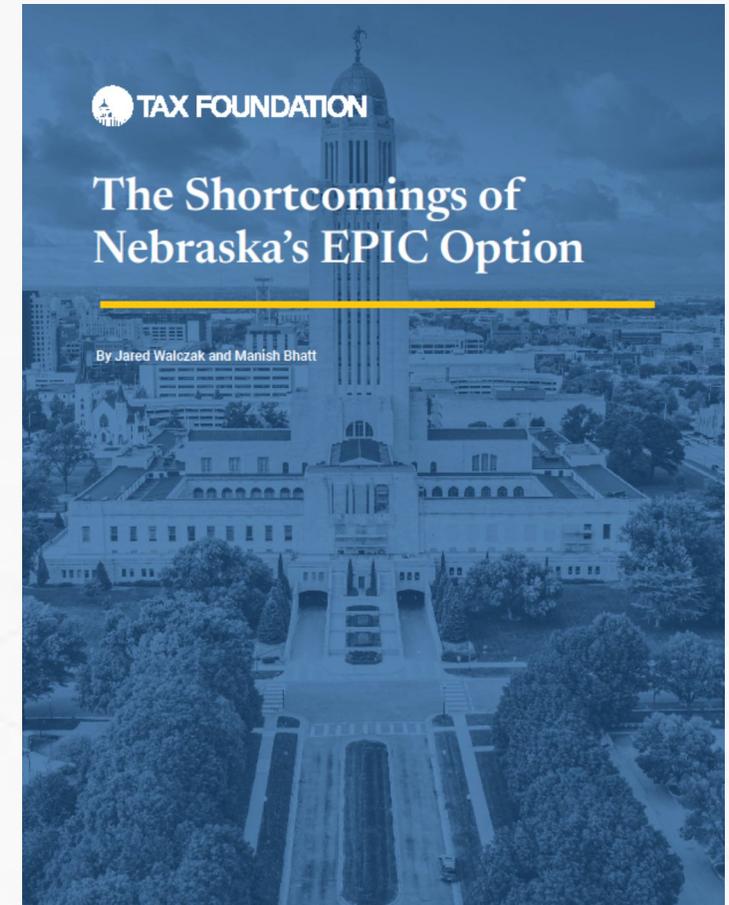
North Dakota (citizen initiative)

Texas (using compression to eliminate property taxes over time)

Wyoming (considered raising the sales tax to eliminate the property tax on most residential homes)

# Nebraska's EPIC Option

1. EPIC Option Proposes to Eliminate:
  - a. Property Tax
  - b. Income Taxes (individual and corporate)
  - c. Inheritance Tax
2. Replace all state revenue with a statewide consumption Tax (7.5%)
3. Local governments could also impose a consumption tax
4. Our analysis suggested a consumption tax rate of nearly 22% would be needed to replace revenue



# Wyoming Property Tax Relief at the Ballot

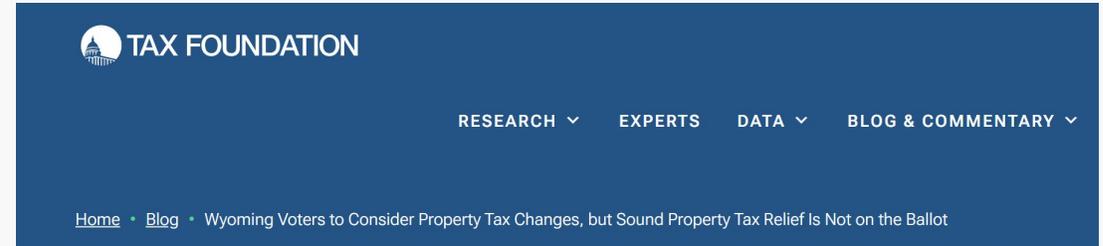
Legislatively Referred Constitutional Amendment would add to the state's existing split roll property tax

## Split Roll Property Tax are non-neutral

1. Apply different rates and/or assessment ratios for different classes of property
2. Incentivize investment in certain classes of property over others
3. Can cause tax increases on certain property owners to avoid raising taxes on homeowners

## Owner-Occupied Primary Residence Subclass

1. Rents could increase on those unable to purchase a home
2. Renters and second homeowners could pay more for use of the same local services



## Wyoming Voters to Consider Property Tax Changes, but Sound Property Tax Relief Is Not on the Ballot

September 12, 2024 • 5 min read

By: [Manish Bhatt](#)

Nationwide, property owners have experienced surges in valuations and are demanding [tax relief](#). Lawmakers are right to find ways to provide it, but should do so with sound tax principles in mind. In November, [Wyoming voters will be asked](#) whether to grant the legislature additional authority to adjust property taxes. Unfortunately, the option before them is a nonneutral policy that could negatively influence investment decisions and would likely shift the [property tax](#) burden without offering meaningful relief for all taxpayers.

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# Thank You

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[mbhatt@taxfoundation.org](mailto:mbhatt@taxfoundation.org)

(m) 307.699.5154